121.0	0002	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	889,000 / 889,000
					USE VALUE:	889,000 / 889,000
					ASSESSED:	889,000 / 889,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
17		HOPKINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HATZILIADIS GEORGE/TRUSTEE
Owner 2:	17 HOPKINS ROAD REALTY TRUST
Owner 3:	
Street 1:	17 HOPKINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	HATZILIADIS GEORGE -
Owner 2:	-
Street 1:	17 HOPKINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,434 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1919, having primarily Wood Shingle Exterior and 1729 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4434.000	388,000	3,300	497,700	889,000
Total Card	0.102	388,000	3,300	497,700	889,000
Total Parcel	0.102	388,000	3,300	497,700	889,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 514.05 | /Parcel: 514.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 77909
GIS Ref:
GIS Ref:
Insp Date: 11/18/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 121.0-0002-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	387,900	3300	4,434.	497,700	888,900	888,900	Year End Roll	12/18/2019
2019	101	FV	303,900	3300	4,434.	525,400	832,600	832,600	Year End Roll	1/3/2019
2018	101	FV	303,900	3300	4,434.	387,100	694,300	694,300	Year End Roll	12/20/2017
2017	101	FV	303,900	3300	4,434.	370,500	677,700	677,700	Year End Roll	1/3/2017
2016	101	FV	303,900	3300	4,434.	342,900	650,100	650,100	Year End	1/4/2016
2015	101	FV	287,900	3300	4,434.	287,600	578,800	578,800	Year End Roll	12/11/2014
2014	101	FV	287,900	3300	4,434.	280,900	572,100	572,100	Year End Roll	12/16/2013
2013	101	FV	287,900	3300	4,434.	267,700	558,900	558,900		12/13/2012

!9352!

PRINT

Date	Time
12/10/20	23:50:38

LAST REV

Date	Time
01/23/18	09:22:27

ekelly

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9352

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATZILIADIS GEO	65510-267		6/10/2015	Convenience	1	No	No		
HATZILIADIS GEO	54223-393		1/29/2010	Family	10	No	No		
CHRISTENSEN SAS	41614-553		12/15/2003		540,000	No	No		
	13726-364		6/1/1979		83,000	No	No		Y

USER DEFINED

Prior Id # 1:	77909
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2017	Info At Door	HS	Hanne S
2/12/2009	Measured	372	PATRIOT
6/25/2004	MLS	HC	Helen Chinal
4/6/2000	Inspected	276	PATRIOT
11/17/1999	Mailer Sent		
10/27/1999	Measured	266	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4434		Sq. Ft.	Site		0	90.	1.25	10									497,720						497,700	

Total AC/HA:	0.10179	Total SF/SM:	4434	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 497,720	Spl Credit	Total: 497,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.29283082
Const Adj.:	1.00969899
Adj $ / SQ:	169.698
Other Features:	81250
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	476663
Depreciation:	88659
Depreciated Total:	388004

COMMENTS

SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:		HB	

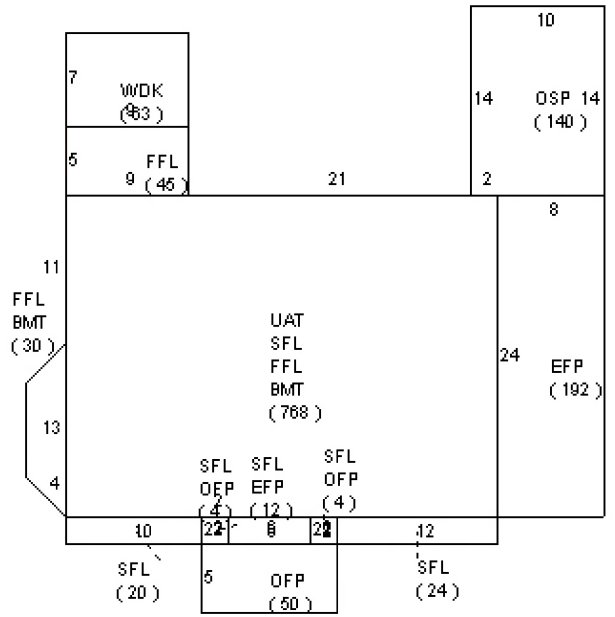
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	186.67
Special Features:	0	Val/Su Net:	125.65
Final Total:	388000	Val/Su SzAd	237.54

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	843	169.700	143,055
BMT	Basement	798	50.910	40,626
SFL	Second Floor	790	169.700	134,129
EFP	Enclos Porch	204	40.960	8,357
UAT	Upper Attic	192	93.330	17,920
OSP	Screen Porch	140	31.420	4,398
WDK	Deck	63	16.160	1,018
OFP	Open Porch	58	44.430	2,577
	Net Sketched Area:	3,088	Total:	352,080
Size Ad	1633.3999	Gross Are	3706	FinArea 1729

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				
UAT	100	FLA	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

121.0-0002-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1940	27.50	T	40	101			3,300			3,300

More:	N	Total Yard Items:	3,300	Total Special Featues:		Total:	3,300